

CITY OF SAN ANTONIO
Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

October 15, 2002

Tuesday, 11:00 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Jody Sherrill – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss presentation by San Antonio Water Systems staff concerning overview of zoning cases within the Edwards Aquifer Recharge Zone District, presentation of an amendment to the Unified Development Code by adding a new §35-339.01, Corridor Districts, which establishes overlay zoning districts for Gateway Corridors, Metropolitan Corridors, and Preservation Corridors and zoning case recommendations for October 15, 2002, at 11:00 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report.
6. Approval of October 1, 2002 Minutes.
7. Public hearing and consideration of a resolution of the adoption of an amendment to the Unified Development Code by adding a new §35-339.01, Corridor Districts, which establishes overlay zoning districts for Gateway Corridors, Metropolitan Corridors, and Preservation Corridors.
8. Z2002209 City of San Antonio, Neighborhood Conservation Overlay District.
(*City Council 1*)
9. Z2002197 City of San Antonio Historic Office, 100 Block of Delaware Street.
(*City Council 1*)
10. Z2002143 Andres Rosas, 7280 UTSA Boulevard at Babcock Road. (*City Council 8*)
11. Z2002172 City of San Antonio, 19289 Bulverde Road. (*City Council 10*)

12. Z2002188 Harry Jewett, 12503 Northwest FM 1604. *(City Council 8)*
13. Z2002166 C City of San Antonio, 116 Nova Mae Drive. *(City Council 9)*
14. Z2002189 The Watermill Express, 807 and 811 Lovera Boulevard. *(City Council 1)*
15. Z2002190 S David Baller, 5030 La Posita Drive. *(City Council 10)*
16. Z2002186 Roberto Espinoza, Porter Street and South New Braunfels Avenue.
(City Council 2)
17. Z2002187 Manuel Negrete, 618 West Mayfield. *(City Council 4)*
18. Z2002191 Herman Ford, 1909 Southeast Military Drive. *(City Council 3)*
19. Z2002192 Santos Adames, 867 Division. *(City Council 5)*
20. Z2002193 C S RYR Ltd., 5900 Eckhert Road. *(City Council 8)*
21. Z2002194 Seda Consulting Engineers, Inc., 6600 Block of Southwest Loop 410.
(City Council 4)
22. Z2002195 John Saunders, 9599 Braun Road. *(City Council 8)*
23. Z2002196 Glenn Lynch, 7311 Somerset Road. *(City Council 4)*
24. Z2002198 Seda Consulting Engineers, Inc., E. Chavaneaux Road and Ruidosa
Street.
(City Council 3)
25. Z2002199 Esther Garcia, 11643 Vance Jackson Road. *(City Council 8)*
26. Z2002200 KB Home, 1100 Block of Foster Road. *(City Council 2)*
27. Z2002201 James Nelson, 104 Adams Street. *(City Council 1)*
28. Z2002202 C Rebecca Ramirez, 102 Octavia Place. *(City Council 5)*
29. Executive Session: consultation on Attorney-client matters (real estate,
litigation, personnel and security matters) as well as any of the above
agenda items may be discussed.
30. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO Z2002143

FINAL

Date: October 15, 2002

Continued from August 6, August 20 and September 17, 2002

Council: 8

Ferguson: 513 E7

Case Manager: David Arciniega 207-5876

Applicant:

Andres Rosas

Owner:

Andres Rosas

Zoning Request: "R-6 ERZD PUD" Residential Single Family Edwards Recharge Zone Planned Unit Development District to "MF-25 ERZD" Multi Family Edwards Recharge Zone District.

Property: Parcel 127 T, NCB 14865

7280 UTSA Blvd. @ Babcock Road

Proposal: Develop property as a condominium complex

Neighborhood: College Park NA

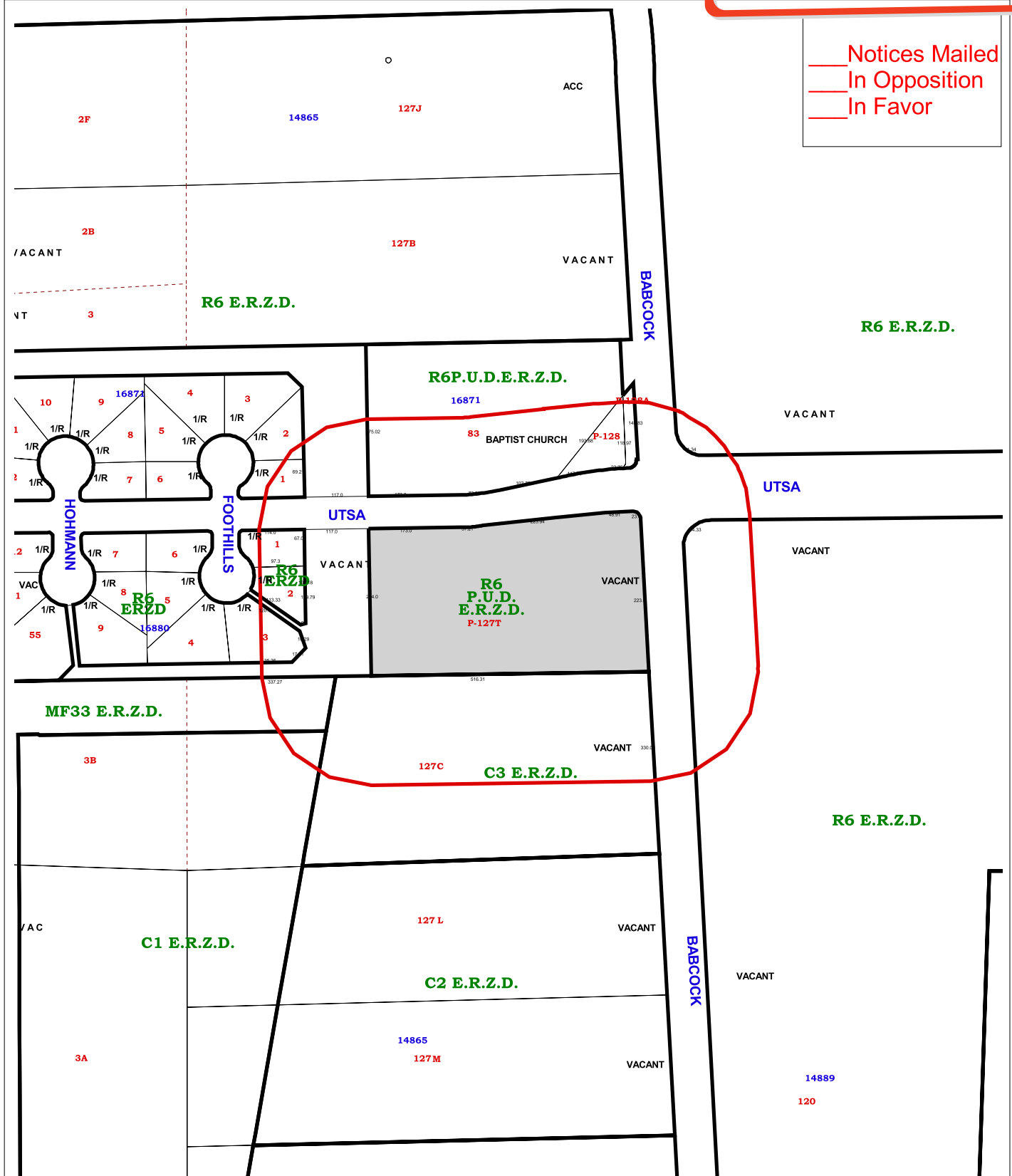
Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval The subject property is a large vacant tract of land located on the southwest corner of UTSA Blvd and Babcock Road. The subject property has existing "R-6 ERZD" zoning to the north, east and west and "C-3 ERZD" zoning to the south. The requested zoning is compatible with the surrounding area.

FINAL

___ Notices Mailed
___ In Opposition
___ In Favor



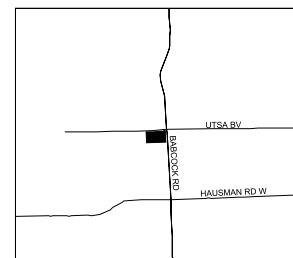
ZONING CASE: Z2002-143

City Council District NO. 8
Requested Zoning Change
From: "R-6" To: "MF-25"
Date: OCT. 15, 2002
Scale: 1" = 250"

Subject Property

200' Notification

c:\aug_6_2002_1



T- 16
D-7
p.514



CASE NO Z2002166 C

FINAL

Date: October 15, 2002

Continued from September 17, 2002

Council: 9

Ferguson: 582-D3

Case Manager: David Arciniega 207-5876

Applicant:

City of San Antonio

Owner:

Anthony Ferro

Zoning Request: "R-4" Residential Single-Family District to "R-4 C" Residential Single Family District with a Conditional Use for a four-plex.

Property: Lots 10 and 11, Block B, NCB 10110
116 Nova Mae Drive

Proposal: To permit the construction of a four-plex

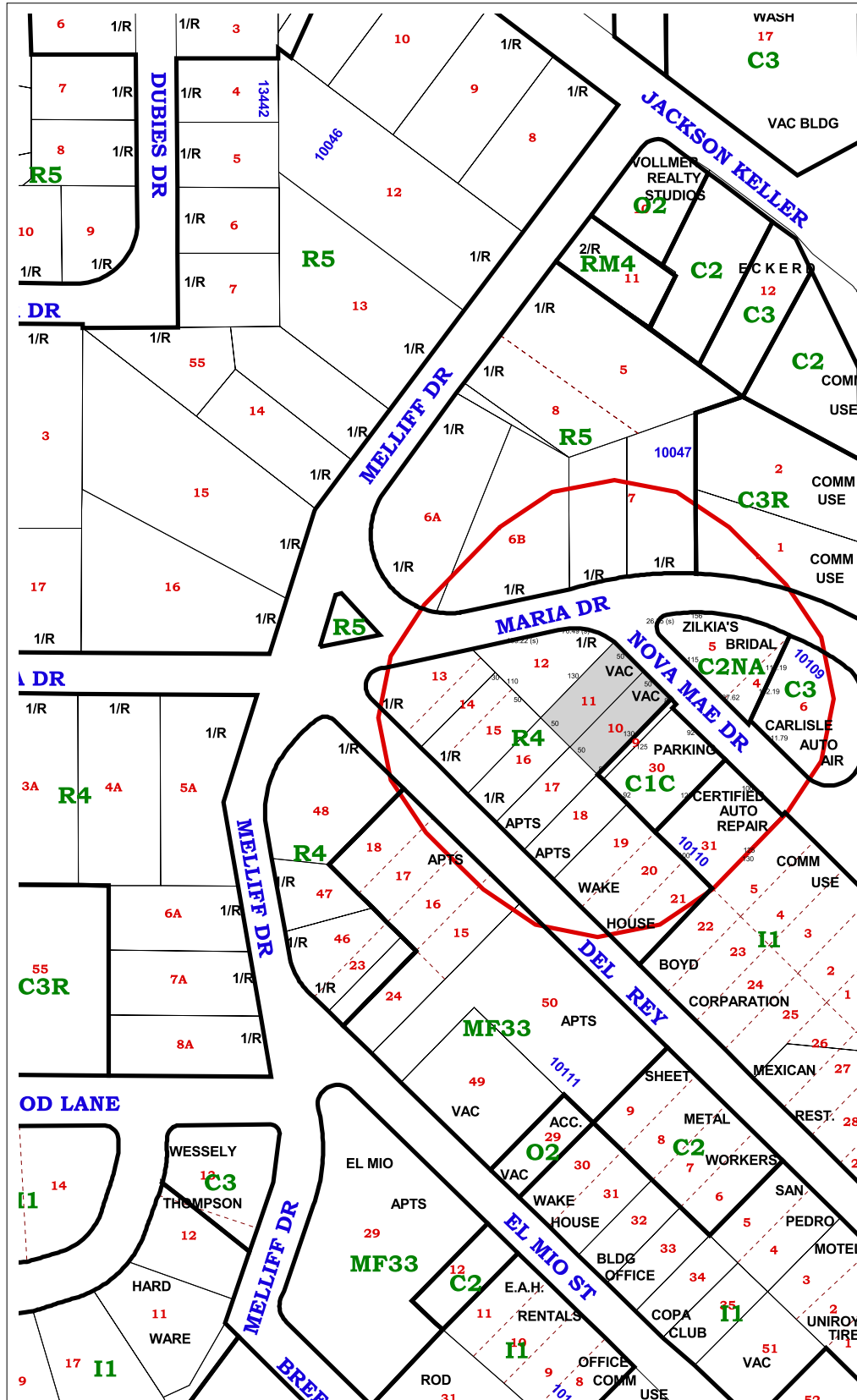
Neighborhood: North Shearer Hills NA

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval The North Central Neighborhood Community Plan recommends this location for Low Density Residential Use. The subject property is currently vacant and has existing commercial zoning to the east and north and "R-4" zoning to the west and south. The request of "R-4 C" is compatible and will not adversely affect the surrounding area.

FINAL



SAN PEDRO AV

Notices Mailed
In Opposition
In Favor

CASH	9
AMER	10
PAWN	11
VAC	12
BLDG	13
GRANDY'S	14
REST.	15
	16
	17
	18

EL MONTAN DR

JACKSON KELLER

RILL

THE MAX 23

LONG JOHN SILVERS 22

24

SELF STORAGE

AUTO CARE CENTER 13

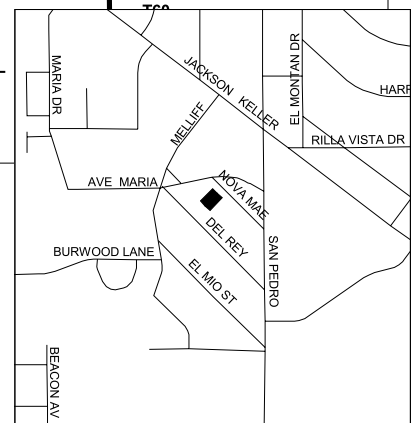
SUPERSUDS CAR WASH 12

VAC BLDG 28 I1

AUTO INVESTMENTS 29

SCIMS CALIBER COLLISION CENTER 18

SAN PEDRO AV



ZONING CASE: Z2002-166

City Council District NO. 9
Requested Zoning Change
From: "R-4" To: "R-M4"
Date: SEPT. 17, 2002
Scale: 1" = 200'

Subject Property

200' Notification

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D-3
p. 582



C:\SEPT_17_2002

CASE NO Z2002172

FINAL

Date: October 15, 2002

Council: 10

Ferguson: 484 A8

Case Manager: Richard Ramirez 207-5018

Applicant:

City of San Antonio

Owner:

John O. Yates Trust Real Property

Zoning Request: "R6 ERZD" Residential Single Family Edwards Recharge Zone District to "MF-33 ERZD" Multi-Family Edwards Recharge Zone District on 79.45 acres out of NCB 34822; From "R6 ERZD" Residential Single Family Edwards Recharge Zone District to "C-2 ERZD C S" Commercial, Edwards Recharge Zone District with a Conditional Use and Special Use Permit for an Office Warehouse on 13.08 acres out of NCB 34922 and from "R6 ERZD" Residential Single Family Edwards Recharge Zone District to "C-2 ERZD C S" Commercial, Edwards Recharge Zone District with a Conditional Use and Special Use Permit for an Office Warehouse on 305.6 acres out of NCB 34922.

Property:

19289 Bulverde Road

Proposal: To permit multi-family and an office warehouse

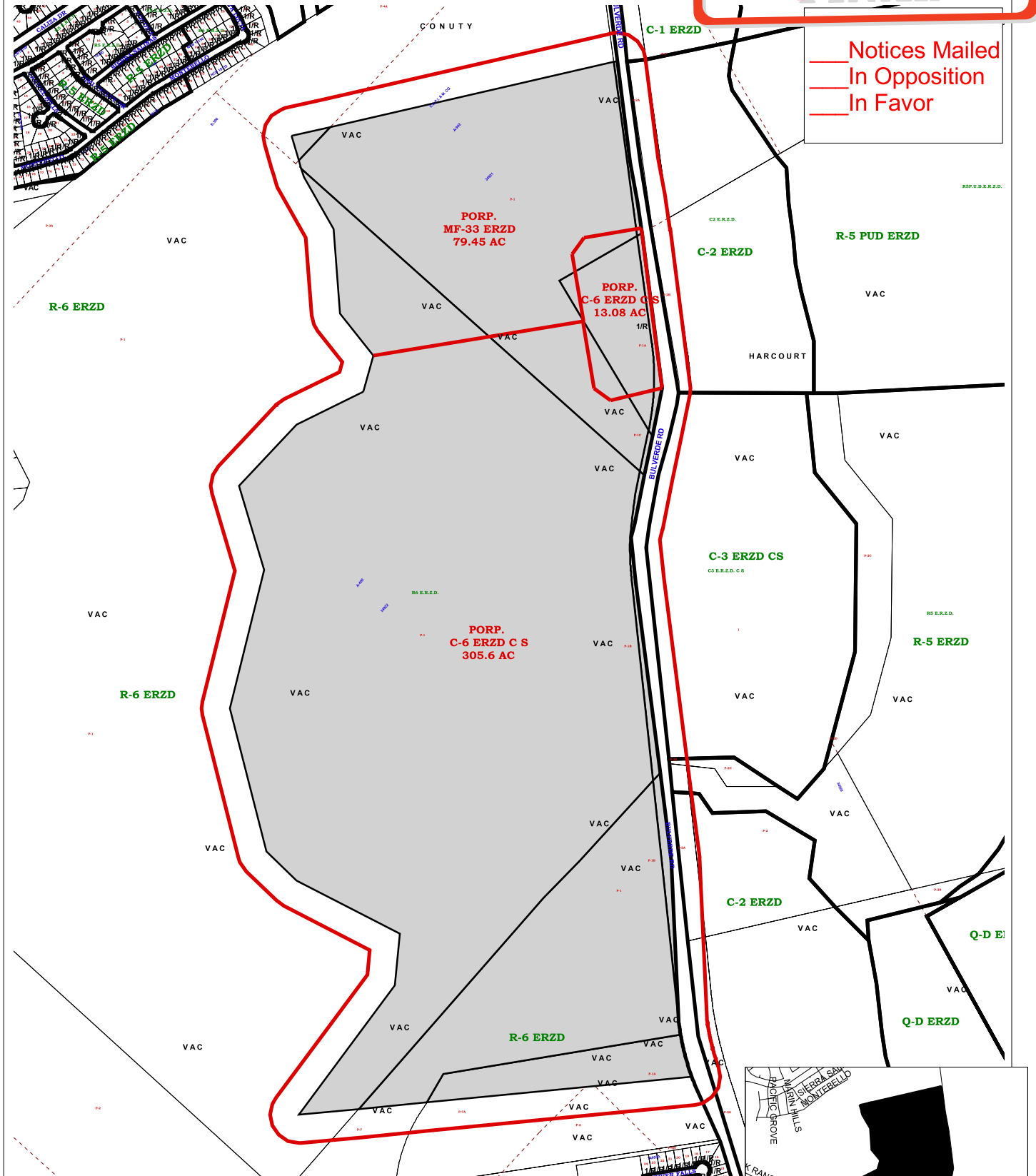
Neighborhood: None

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. This property was part of an annexation. It is the policy of the city to rezone annexed property as soon as practical. The subject property is currently vacant and zoned "R-6 ERZD". The subject property has existing "C-1, C-2 ERZD" and "C-3 ERZD C S" zoning to the east. To the north of the subject property is an existing subdivision. The "MF-33 ERDZ" will allow a transition between residential and commercial uses. The proposed zoning of "MF-33 ERZD" and "C-2" ERZD C S" for Office Warehouse will not adversely affect the area. The residential property to the west is buffered by a natural drainage area.

FINAL



Notices Mailed
In Opposition
In Favor

ZONING CASE: Z2002-172

City Council District NO. 10

Requested Zoning Change

From: "R-6 ERZD" To: "MF-33 ERZD,C-2 ERZD CS"

Date: OCT. 15, 2002

Scale: 1" = 1200"

Subject Property

200' Notification

T- 2
A-7
p. 484



C:\SEPT_17_2002

CASE NO Z2002186

FINAL

Date: October 15, 2002

Council: 2

Ferguson: 617 C8

Case Manager: Christie Chapman 207-8389

Applicant:

Roberto P. Espinoza, Jr.

Owner:

Roberto P. Espinoza, Jr.

Zoning Request: "RM-4" Residential Mixed District to "NC" Neighborhood Commercial

Property: South 75 feet of Lots 49 and 48 in Block 27 out of NCB 1610

The northwest corner of Porter Street and South New Braunfels Avenue

Proposal: To permit the sale of snow cones, ice cream, candy and light foods.

Neighborhood: Denver Heights Neighborhood Association

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is currently vacant and located on the corner of a major arterial and an intersecting local street. There is a bus stop on the corner. An "NC" Neighborhood Commercial District is appropriate at this location. The proposed use is relatively small in scale and would serve residents and pedestrians in the residential neighborhood and those individuals waiting at the bus stop. "C-2" commercial zoning is located across the street on South New Braunfels Avenue and a pawnshop is located directly across from the subject property on Porter Street. As stated in the Unified Development Code (U.D.C.), a 15 foot Type B buffer and a six foot fence is required along the subject property lines. At the rear property line, the applicant may elect to provide a 6-foot solid fence in leau of the 15-foot buffer.

☐ Notices Mailed
☐ In Opposition
☐ In Favor



CASE NO Z2002187

FINAL

Date: October 15, 2002

Council: 4

Ferguson: 649 F6

Case Manager: Christie Chapman 207-8389

Applicant:

Manuel R. Negrete

Owner:

Manuel R. Negrete

Zoning Request: "R-6" Residential Single-Family District to "C-2 NA" C Commercial Non-alcoholic Sales with Conditions for an auto body shop.

Property East 61.03 feet of Lot 320 of Block 4 in NCB 8607

618 West Mayfield

Proposal: To permit an auto body shop.

Neighborhood:

Traffic Impact: A traffic impact analysis is not required.

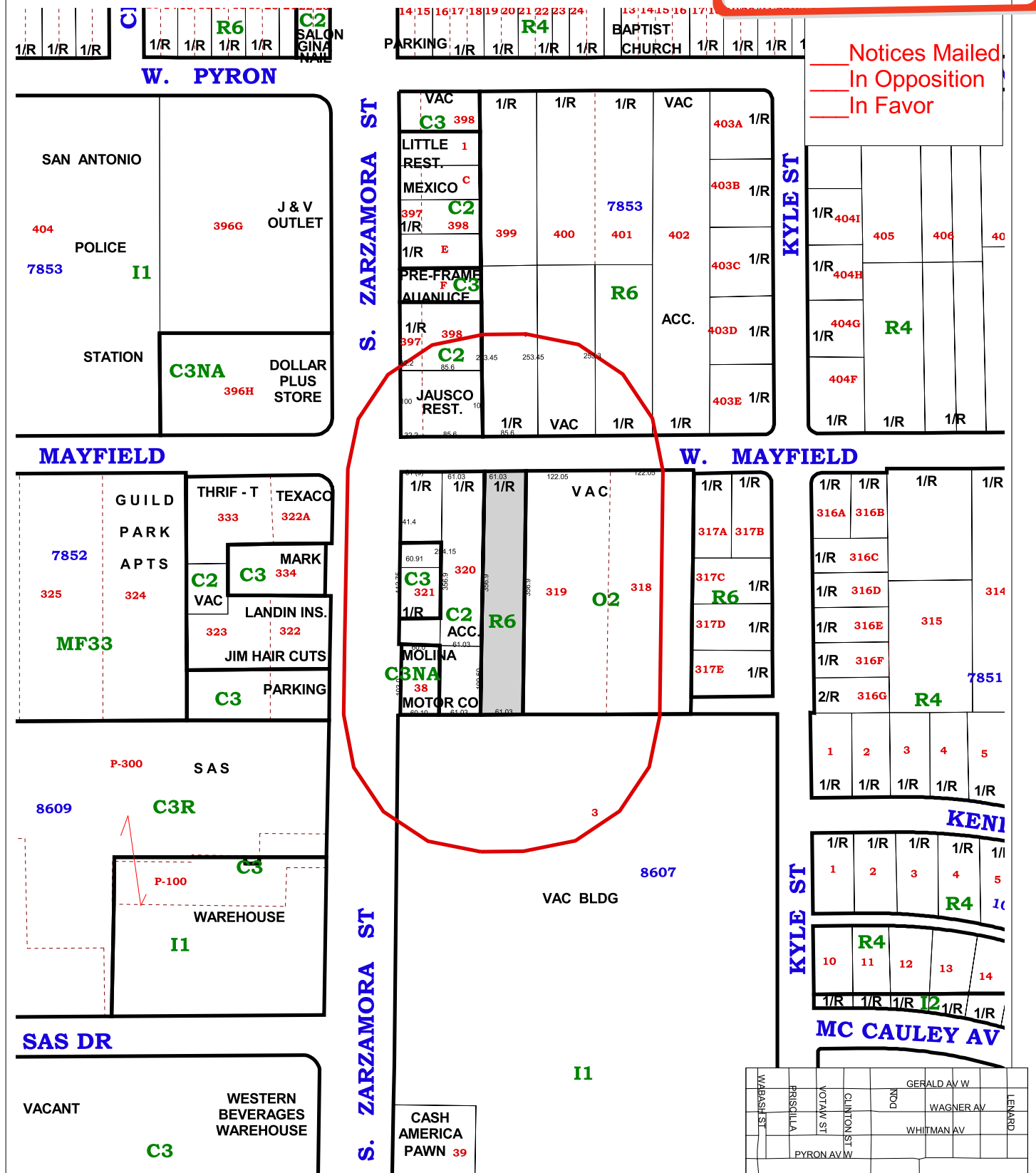
Staff Recommendation:

Approval on the approximate south 129 feet of the east 61.03 feet of Lot 320 with the following conditions:

- Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.
- Lighting shall be erected and pointed downward away from any residential zoning or uses.
- Vehicles shall be completely screened with a six-foot privacy fence.

The subject property includes an industrial and residential uses. There are three individual residences located to the north and an auto body shop located to the south of the subject property. The residences are occupied by the applicant and family members with zero intention of renting the homes. The auto body shop is completely screened-in with a privacy fence and a metal gate. There is a paved private drive beginning at West Mayfield Street and extending south on the subject property ending at the gated entry to the auto body shop. "C-2", "C-3" commercial uses are located to the west of the subject property. An "I-1" General Industrial Use District directly abuts the property to the south and is vacant. An "O-2" Office District is directly adjacent and abuts the subject property to the east. This "O-1" Office District is vacant and is completely impervious cover.

FINAL



ZONING CASE: Z2002-187

City Council District NO. 4
 Requested Zoning Change
 From: "R-6" To: "I-1"
 Date: OCT. 15, 2002
 Scale: 1" = 200"

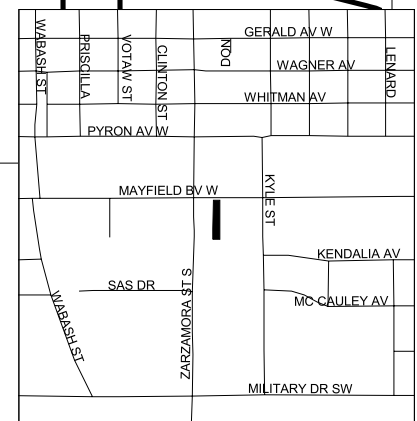
Subject Property

200' Notification

T- 19
 F-6
 p. 649



C:\OCT_15_2002



CASE NO Z2002188

FINAL

Date: October 15, 2002

Council: 8

Ferguson: 547 B1

Case Manager: Fred Kaiser 207-7942

Applicant:

Harry Jewett

Owner:

Sallie Woodul Turner c/o NBS Paine Webber Trust Co.

Zoning Request: "C-3 ERZD" Commercial Edwards Recharge Zone District to "MF-25 ERZD" Multi-Family Edwards Recharge Zone District.

Property: Parcel P-3, NCB 14867

12503 NW FM 1604

Proposal: To permit apartments

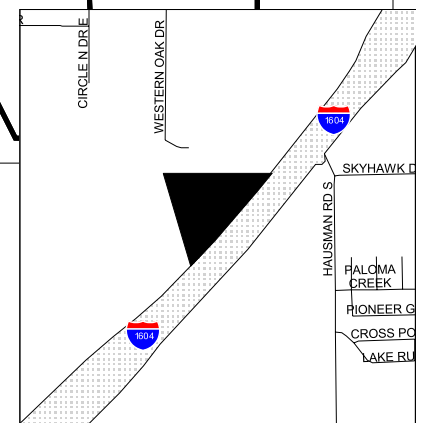
Neighborhood: None

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. "MF-25" is a downzoning from "C-3". "MF-25" is appropriate zoning for this location on FM

☐ Notices Mailed
☐ In Opposition
☐ In Favor



CASE NO Z2002189

Date: October 15, 2002

FINAL

Council: 1

Ferguson: 582 C4

Case Manager: Richard Ramirez 207-5018

Applicant:

Owner:

The Watermill Express

The Watermill Express

Zoning Request: "O-2" Office District to "C-2 NA" Commercial, Nonalcoholic Sale District.

Property: Lot 14, 15, 16, Block 10, NCB 10210

807 and 811 Lovera Blvd.

North west corner of Blanco Road and Lovera Blvd.

Proposal: To permit a self-service water machine on the existing parking lot.

Neighborhood: None

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Denial of "C-2 NA" and approval of "O-2 C" Office District with a conditional use for a self-service water machine on the existing parking lot. Property is currently a portion of the La Fiesta Grocery parking lot. The proposed "C-2 NA" request is not compatible and not appropriate at this location and may adversely affect the area.

☐ Notices Mailed
☐ In Opposition
☐ In Favor



CASE NO Z2002190 S

Date: October 15, 2002

FINAL

Council: 10

Ferguson: 552 F1

Case Manager: David Arciniega 207-5876

Applicant:

David & Stefanie Baller

Owner:

Dos Amigos

Zoning Request: "C-2" Commercial District to "C-3 S" Commercial District with a Specific Use Authorization for a landscape business.

Property: Lot 18, Block 1, NCB 15864, P-100, Block 1, NCB 15864
5030 La Posita Drive

Proposal: To permit office warehouse for landscaping business

Neighborhood: Valencia NA

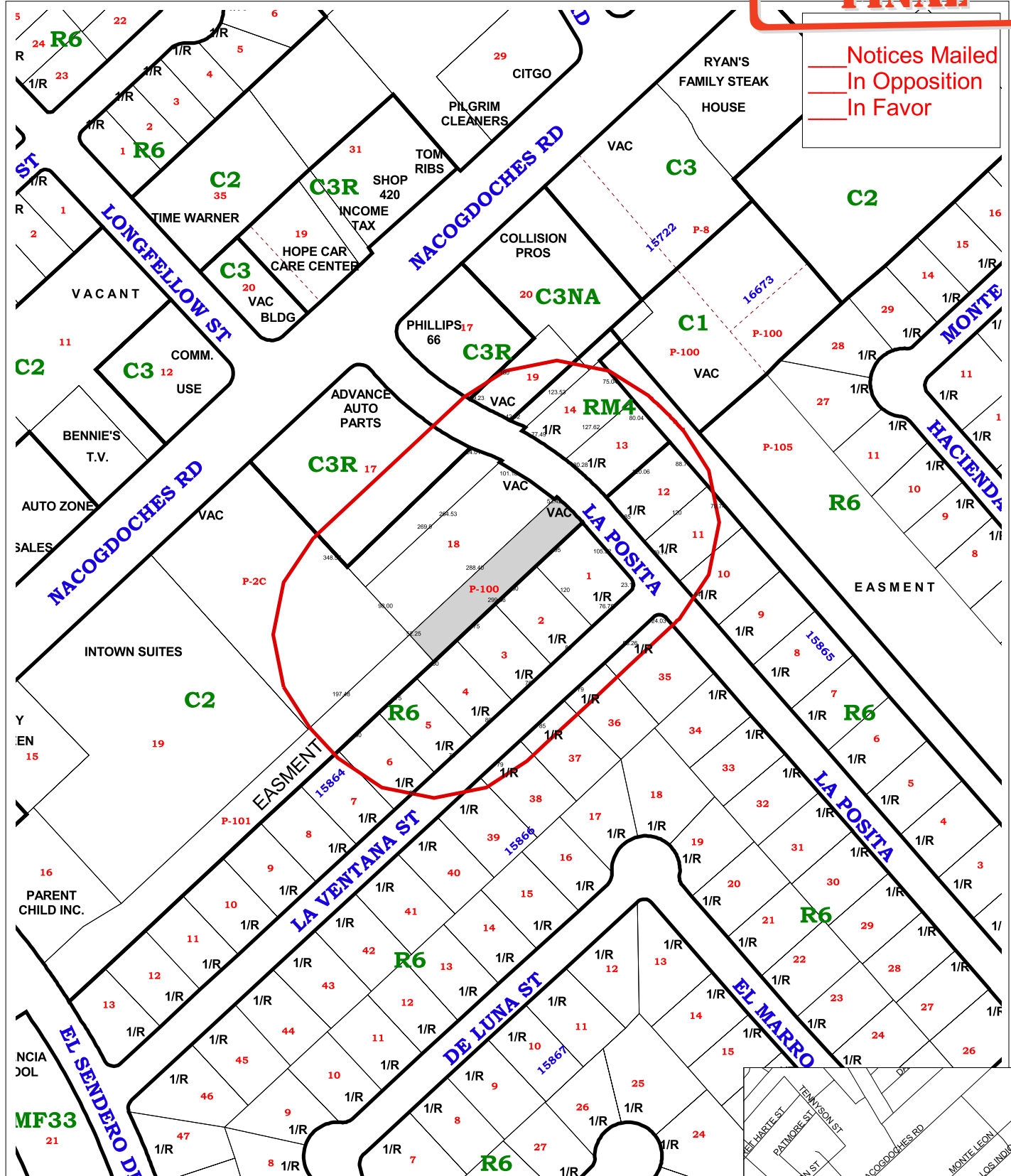
Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Denial The subject property is vacant and abutts an existing single family development to the south and east. Staff discourages encroaching of "C-3" zoning and light industrial uses into a developed single family subdivision. "C-3" zoning is encouraged at the intersection of major thoroughfares.

FINAL

Notices Mailed
In Opposition
In Favor



ZONING CASE: Z2002-190

City Council District NO. 10
Requested Zoning Change
From: "C-2" To: "C-3 SUP"
Date: OCT. 15, 2002
Scale: 1" = 200'

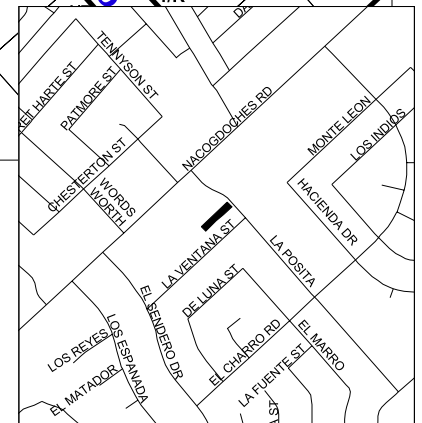
Subject Property

200' Notification

T- 10
F-1
p. 552



C:\OCT_15_2002



CASE NO Z2002191

FINAL

Date: October 15, 2002

Council: 3

Ferguson: 651 C8

Case Manager: Richard Ramirez 207-5018

Applicant:

Owner:

Herman B. Ford

Herman B. Ford

Zoning Request: Historic "(H) C-3 (RIO-5)" Commercial, River Improvement Overlay 5 District to Historic "(H) I-1" General Industrial District.

Property: Lot 31, NCB 7650

1909 SE Military Dr.

Proposal: To permit an auto auction facility.

Neighborhood: None

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

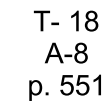
Denial. The South Central San Antonio Community Plan recommends open space at this location. The RIO 5 overlay district prohibits Auto and light truck auctions as pursuant to Chapter 35-338, section C, number 3, of Prohibited Uses on page 2 of the 2001 Unified Development Code Book. The subject property was included in the River Improvement Overlay 5 District large area rezoning case (Z96044) in June 2002. Due to the close proximity to the San Antonio River this is not an appropriate or compatible location for an "I-1" use. Staff does not recommend removal from the RIO 5 Overlay District.

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



 Subject Property

200' Notification



C:\OCT_15_2002

CASE NO Z2002192

Date: October 15, 2002

FINAL

Council: 5

Ferguson: 650 B4

Case Manager: Christie Chapman 207-8389

Applicant:

Santos Adames and Eva D. Adames

Owner:

Santos Adames and Eva D. Adames

Zoning Request: "R-5" Residential Single-Family District to "C-2" Commercial District.

Property: North 115 feet of Lot 1 in Block 4 of NCB 7654
867 Division

Proposal: To permit an extension of the existing building at 903 Division Avenue and replace the bakery with a convenience store.

Neighborhood: Palm Heights Neighborhood Association

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The applicant intends to build an addition (on the subject property) to an existing building (Lupita Bakery) located to the west of the subject property on lots 33-35 out of NCB 7916, move the existing bakery into the addition, and replace the bakery with a convenience store. There is a convenience store currently serving the neighborhood on the corner of Division Avenue and Orey Avenue. The subject property is almost entirely surrounded by residences, except for the flower shop across the street and the above mentioned bakery and the convenience store. Expansion of the existing building into the subject property promotes commercial encroachment into the neighborhood. The Master Plan calls for the protection of existing neighborhoods.

FINAL



ZONING CASE: Z2002-192

City Council District NO. 5
Requested Zoning Change
From: "R-5" To: "C-2"
Date: OCT. 15, 2002
Scale: 1" = 200"

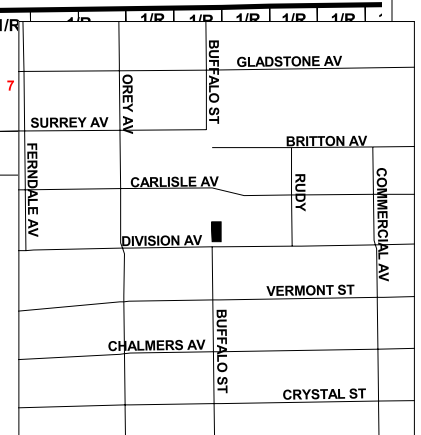
Subject Property

200' Notification

T-19
B-4
p. 650



C:\OCT_15_2002



CASE NO Z2002193

Date: October 15, 2002

FINAL

Council: 8

Ferguson: 548 C8

Case Manager: Fred Kaiser 207-7942

Applicant:

RYP Ltd.

Owner:

RYP Ltd.

Zoning Request: "C-3" Commercial District to "C-3 C S" Commercial District with Conditional Use For The Outside Storage of Recreation Vehicles and Boats and with Specific Use Authorization for a Mini-warehouse site over 2.5 acres.

Property: Lot 6, Block 1, NCB 16363

5900 Eckhert Rd.

Proposal: To permit the expansion of an existing self-storage facility and to permit the open storage of recreation vehicles and boats.

Neighborhood: None

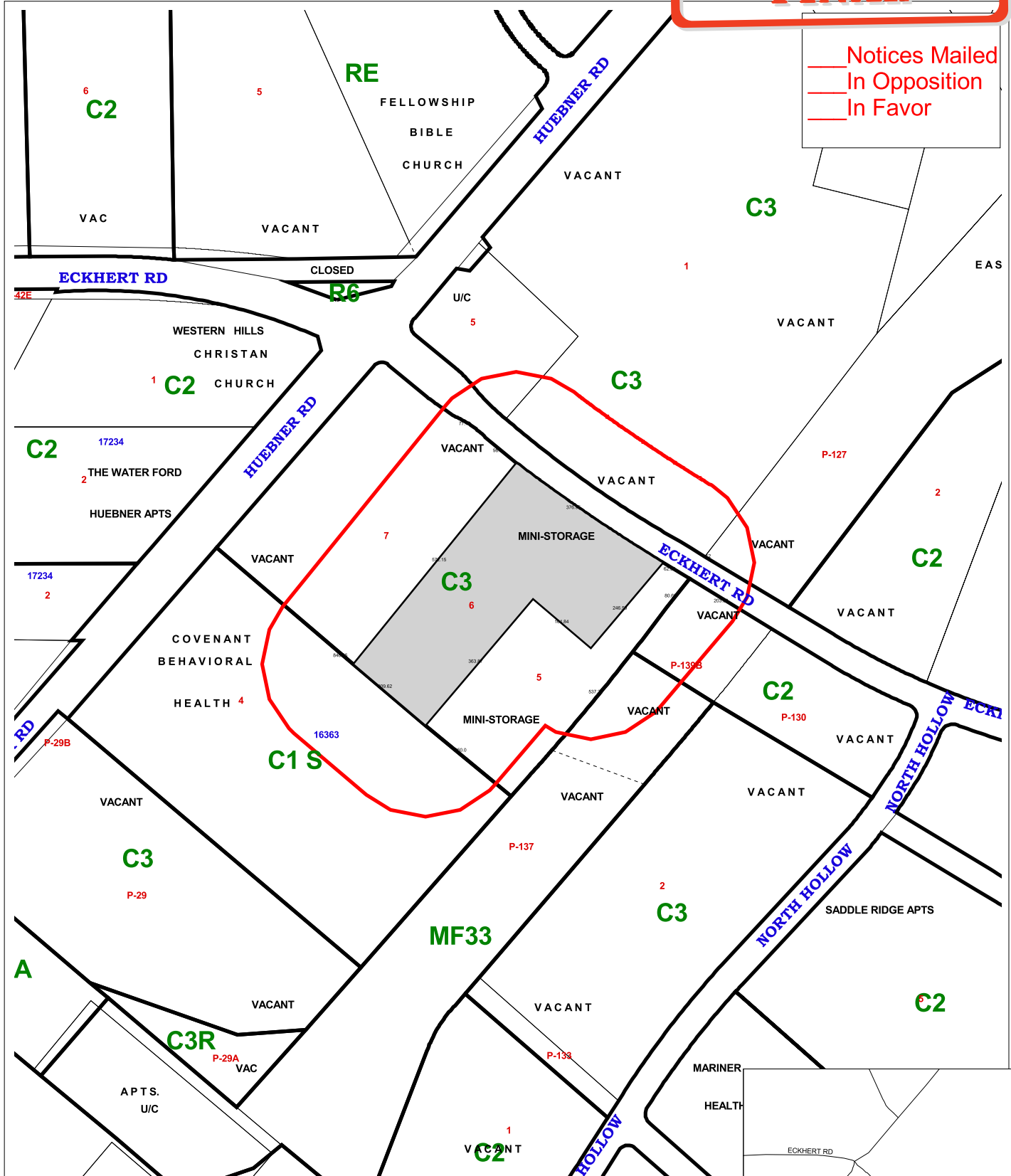
Traffic Impact A traffic impact analysis is not required.

Staff Recommendation:

Approval. Subject property has "C-3" zoning to the north, east and west and "C-1" zoning to the south. The site has an existing mini-storage facility.

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor

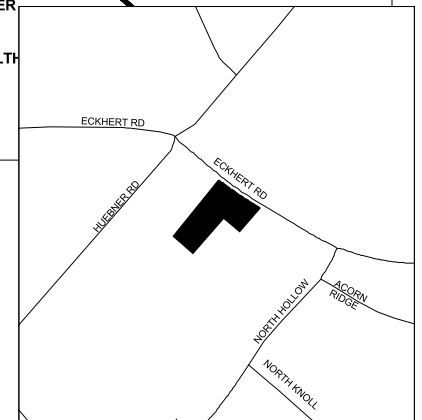


ZONING CASE: Z2002-193

City Council District NO. 8
Requested Zoning Change
From: "C-3" To: "C-3 C S"
Date: OCT 15, 2002
Scale: 1" = 250"

 Subject Property
 200' Notification

T- 16
C-8
p. 548



CASE NO Z2002194

FINAL

Date: October 15, 2002

Council: 4

Ferguson: 647 E6

Case Manager: David Arciniega 207-5876

Applicant:

Seda Consulting Engineers, Inc.

Owner:

Mahmud Al Rafati

Zoning Request: "R-6" Residential Single Family District to "R-4" Residential Single Family District on 28.516 acres of land out of NCB 15173 and From "R-6" Residential Single Family District to "C-3" Commercial District on 11.732 acres of land out of NCB 15173

Property: 40.248 acres of land out of NCB 15173
6600 block of SW Loop 410
Northwest corner of Ray Ellison Blvd. And SW Loop 410

Proposal: To permit single family homes and commercial uses

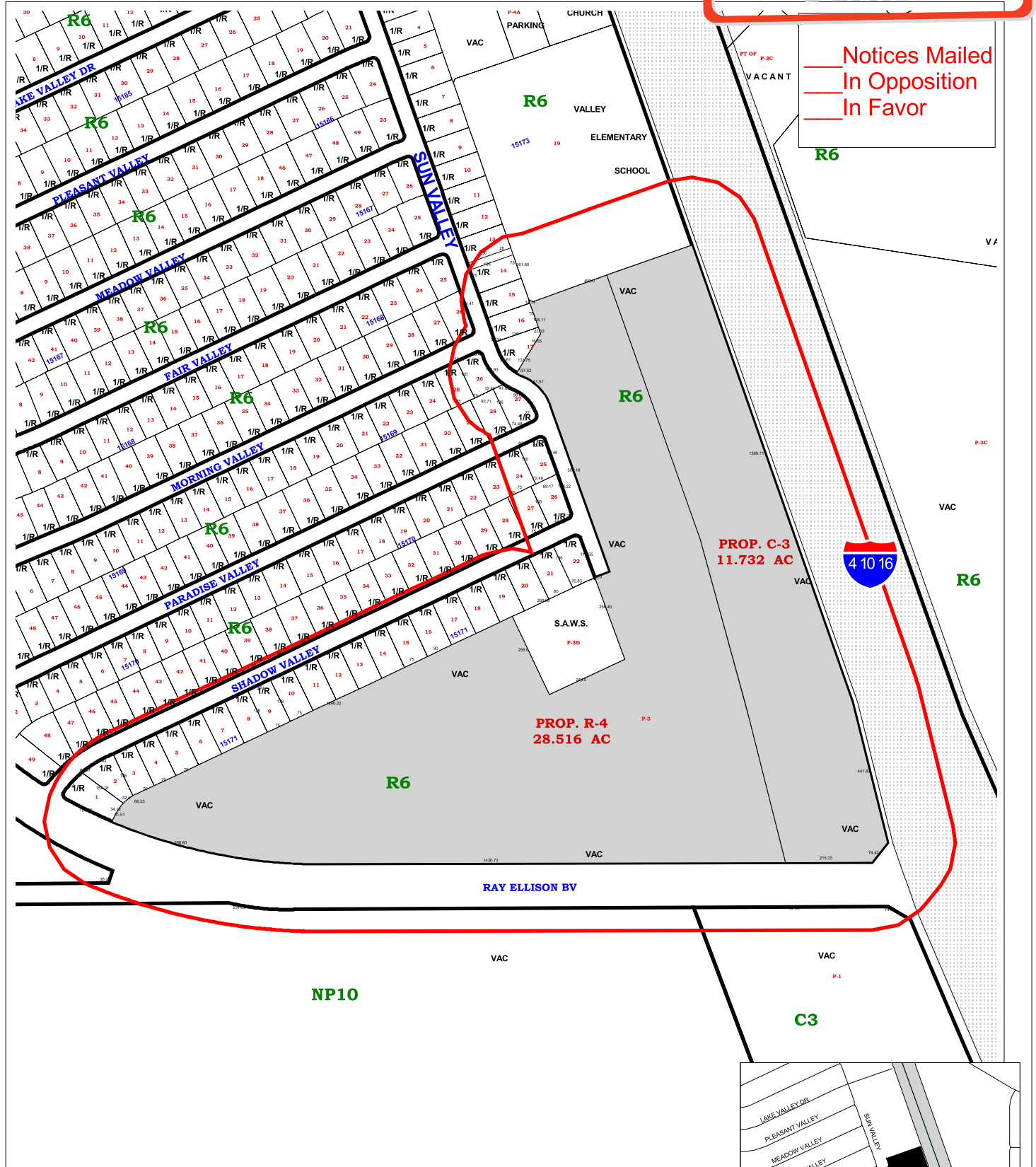
Neighborhood: People Active in Community Effort NA

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval of "R-4" Residential Single Family District on 28.516 acres of land out of NCB 15173 and Approval of "C-3" Commercial District on the south 300 feet, east 215.33 feet out of NCB 15173 and Approval of "C-2" Commercial District on the north 1494.05 feet out of NCB 15173. The subject property is vacant and fronts on the northwest corner of SW Loop 410 Access Road and Ray Ellison Blvd. The subject property has existing single family development and an elementary school to the west and north. "C-3" zoning is encouraged at the intersection of major thoroughfares.

FINAL



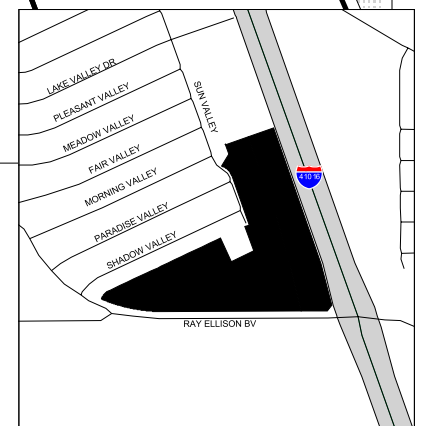
ZONING CASE: Z2002-194

City Council District No. 4
Requested Zoning Change
From: "R-6" To: "R-4 & C-3"
Date: OCT. 15, 2002
SCALE: 1" = 400'

Subject Property

200' Notification

T-15 & 19
E-6
P.647



C:\OCT_15_02Cc.apr

CASE NO Z2002195

FINAL

Date: October 15, 2002

Council: 8

Ferguson: 546 F5

Case Manager: Fred Kaiser 207-7942

Applicant:

John T. Saunders

Owner:

Dallas Daughtry & Associates

Zoning Request: "O-2" Office to "C-3" Commercial District.

Property: Lot 25, NCB 18230

9599 Braun Road

Proposal: To permit retail nursery and the development of retail pad sites

Neighborhood: Northwest Community Plan

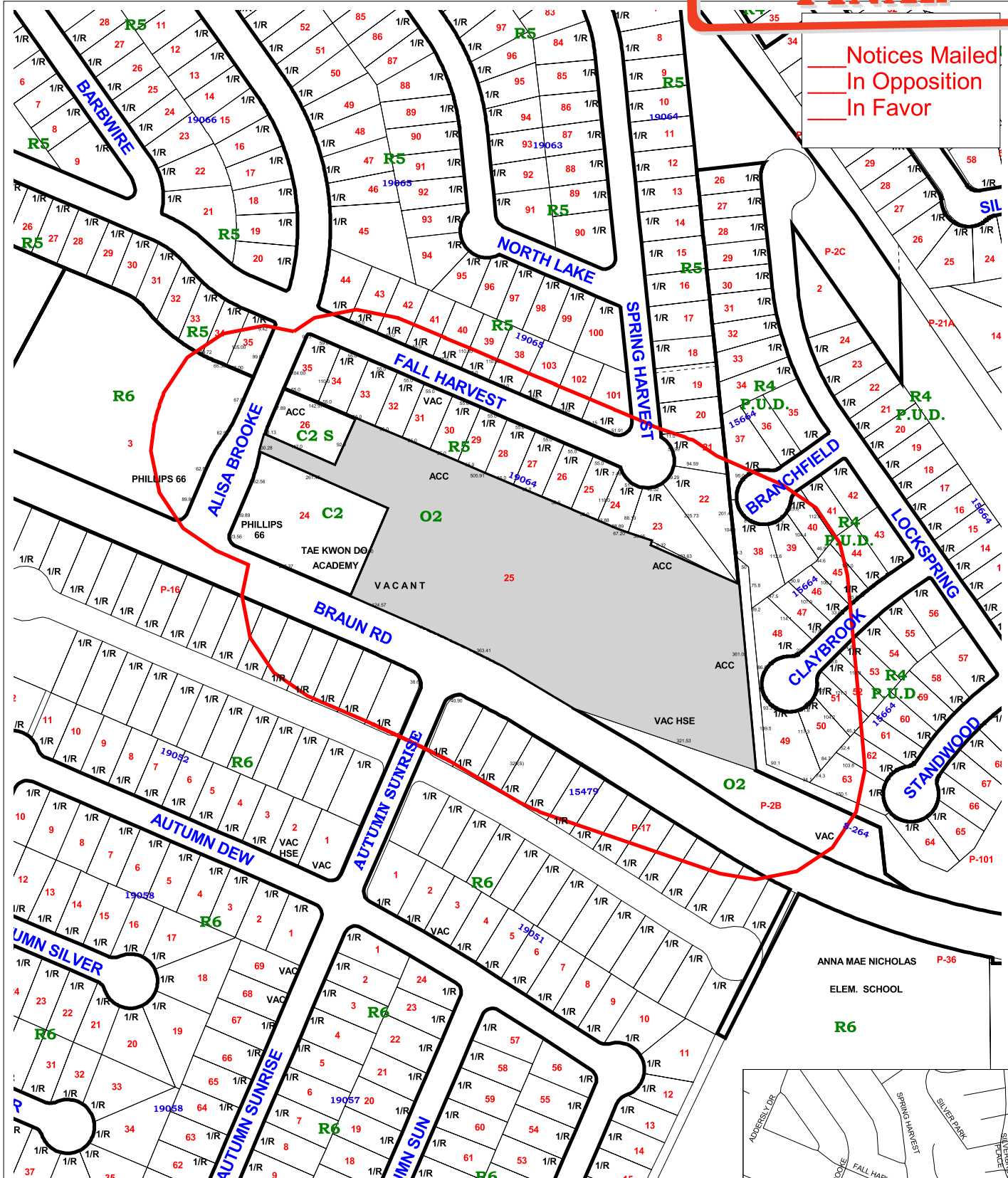
Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The proposal does not conform to the Northwest Community Plan. "C-3" zoning should be located at the intersection of arterial streets and freeways. The subject property is adjacent to single-family development on the north and east.

FINAL

Notices Mailed
In Opposition
In Favor



ZONING CASE: Z2002-195

City Council District No. 8
Requested Zoning Change
From: "O-2" To: "C-3"
Date: OCTOBER 15, 2002
SCALE: 1" = 250'

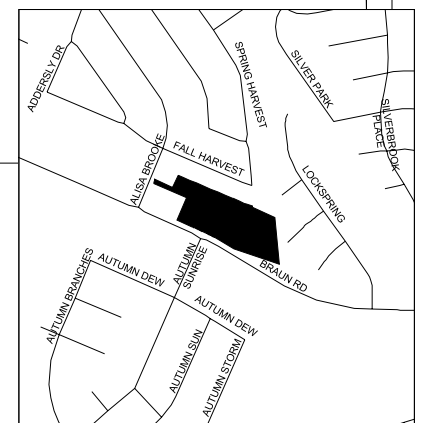
T-16
F-5
p. 546

Subject Property

200' Notification



C:\OCT_15_02b.apr



CASE NO Z2002196

Date: October 15, 2002

Council: 4

Ferguson: 681 A2&A3

Case Manager: Richard Ramirez 207-5018

Applicant:

Glenn Lynch

Owner:

Glenn Lynch, Trustee

Zoning Request: "NP-10" Neighborhood Preservation District to "MF-33" Multi-Family

Property: NCB 11295, 19.205 acres

7311 SOMERSET Road

Proposal: To permit the development of 280 apartment units

Neighborhood: None

Traffic Impact: A traffic impact analysis is required.

Staff Recommendation:

Approval. The subject property is a large vacant tract adjacent to "MF-33". The subject property has existing "NP-10" zoning to the south, east and west and "MF-33" zoning to the northeast. Northeast of the subject property is a new large Town home development. The requested zoning is compatible with the surrounding area.

FINAL

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



CASE NO Z2002197

FINAL

Date: October 15, 2002

Council: 1

Ferguson: 616 F7

Case Manager: David Arciniega 207-5876

Applicant:

COSA - Historic Preservation Officer, Ann McGlone

Owner:

Multiple Owners - See Attachment

Zoning Request: To Designate Historic District.

Property: Lots 1 thru 9, NCB 3003 and Lots 1 thru 9, NCB 3006

100 block of Delaware Street

Proposal: Requesting a finding for a historic district for these properties

Neighborhood: Lavaca NA

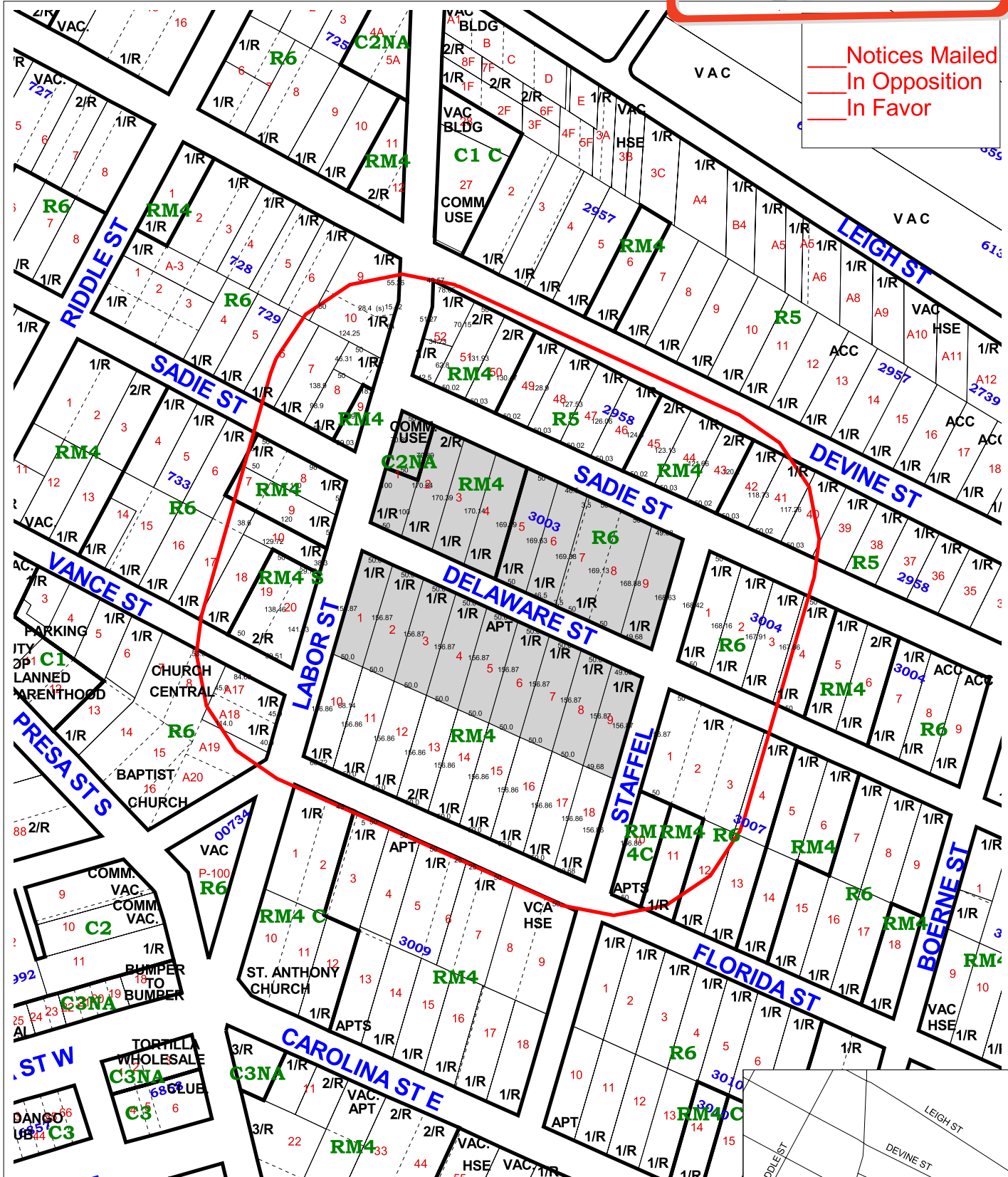
Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval The Lavaca Neighborhood Plan recommends this area for Low Density Residential use. On August 21, 2002, HDRC recommended a finding of historic significance for this extension of the Lavaca Historic District. The properties meet the designation criteria for landmarks, according to the Historic Preservation and Design Section of the 2001 UDC.

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2002-197

City Council District No. 1
Requested Zoning Change
From: "C2NA, RM4 & R6" To: "HIST"
Date: OCT 15, 2002
SCALE: 1" = 200"

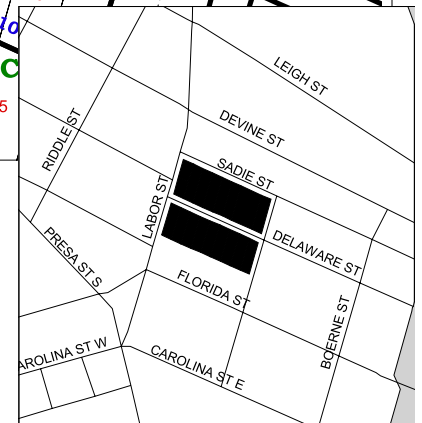
Subject Property

200' Notification

T-17
F-7
P.616



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CASE NO Z2002198

FINAL

Date: October 15, 2002

Council: 3

Ferguson: 683 C4

Case Manager: Fred Kaiser 207-7942

Applicant:

Seda Consulting Engineers, Inc.

Owner:

Peter Marshall

Zoning Request: "C-3 NA" Commercial District, Nonalcoholic Sales and "R-6" Residential Single-Family District to "R-4" Residential Single-Family District.

Property: 6.08 acres out of NCB 11039

The 1800 Block of E. Chavaneaux Road

Proposal: To permit single family residential development

Neighborhood: None

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. Existing residential zoning exists to the east and west of the subject property. The area immediately adjacent to the subject is undeveloped. Residential zoning is appropriate at this location.

FINAL

☐ Notices Mailed
☐ In Opposition
☐ In Favor



C3NA

E. CHAVANEAUX

R-6

C3NA

R-6

COUNTY (OCL)

ZONING CASE: Z2002-198

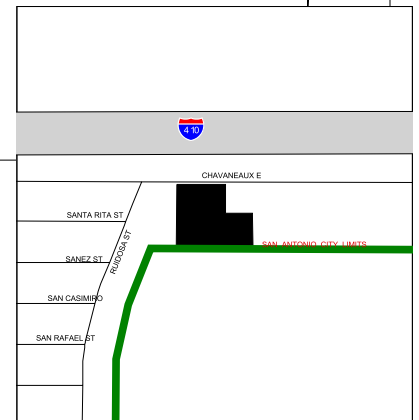
City Council District No. 3
Requested Zoning Change
From: **"R-6" and "C-3 NA" to "R-4"**
Date: OCT. 15, 2002
Scale: 1" = 200'

 Subject Property

200' Notification



T-13&18
C-4
P.683



CASE NO Z2002199

FINAL

Date: October 15, 2002

Council: 8

Ferguson: 549 B 3

Case Manager: David Arciniega 207-5876

Applicant:

Esther Garcia

Owner:

Southwest Key Program, Inc. A Texas Corporation

Zoning Request: "MF-33" Multi Family District to "C-1" Commercial District.

Property: NW Irr 131' of Lot 18, Block 18, NCB 14273
11643 Vance Jackson Road

Proposal: To permit a beauty salon

Neighborhood: None

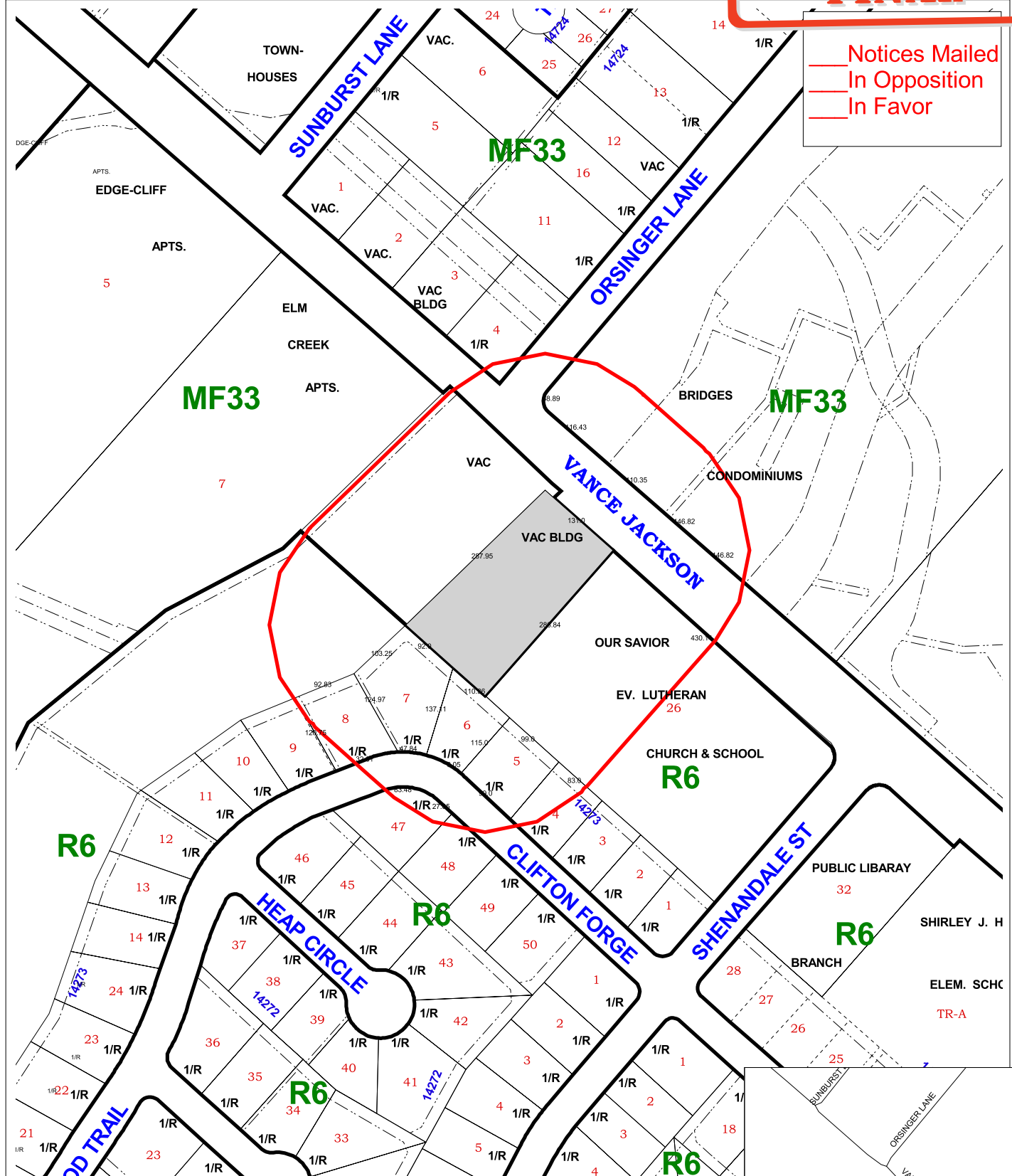
Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and Approval of "MF-33 C" with a Conditional Use for a beauty salon. The subject property is currently a vacant house that fronts on Vance Jackson Road, a major thoroughfare. The subject property has existing "MF-33" zoning to the north and east and a single family subdivision to the south. "MF-33 C" is compatible and appropriate at this location and will not adversely affect the surrounding area. Staff recommends the following conditions: 1. Signage shall not exceed 3 square feet in area and be attached to the front of the main structure.

FINAL

Notices Mailed
In Opposition
In Favor



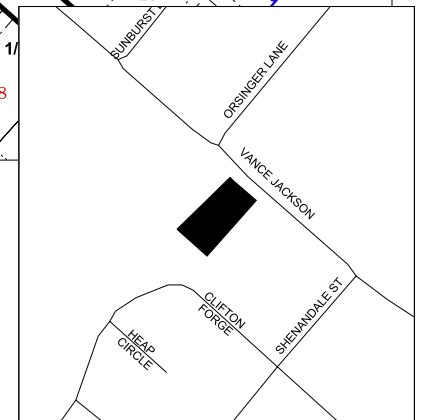
ZONING CASE: Z2002-199

City Council District No. 8
Requested Zoning Change
From: "MF-33" To: "O-2"
Date: OCT. 15, 2002
SCALE: 1" = 200"

Subject Property

200' Notification

T- 20
C-4
p. 549



CASE NO Z2002200

FINAL

Date: October 15, 2002

Council: 2

Ferguson: 619 C 5

Case Manager: David Arciniega 207-5876

Applicant:

KB Home

Owner:

Rosillo Creek, Inc., James W. Woodward III

Zoning Request: "R-6" Residential Single Family District to "R-4" Residential Single Family District.

Property: 58.363 acres out of NCB 35098
1100 block of Foster Road
Foster Road, south of IH 10 East Expressway

Proposal: To permit residential single family development

Neighborhood: None

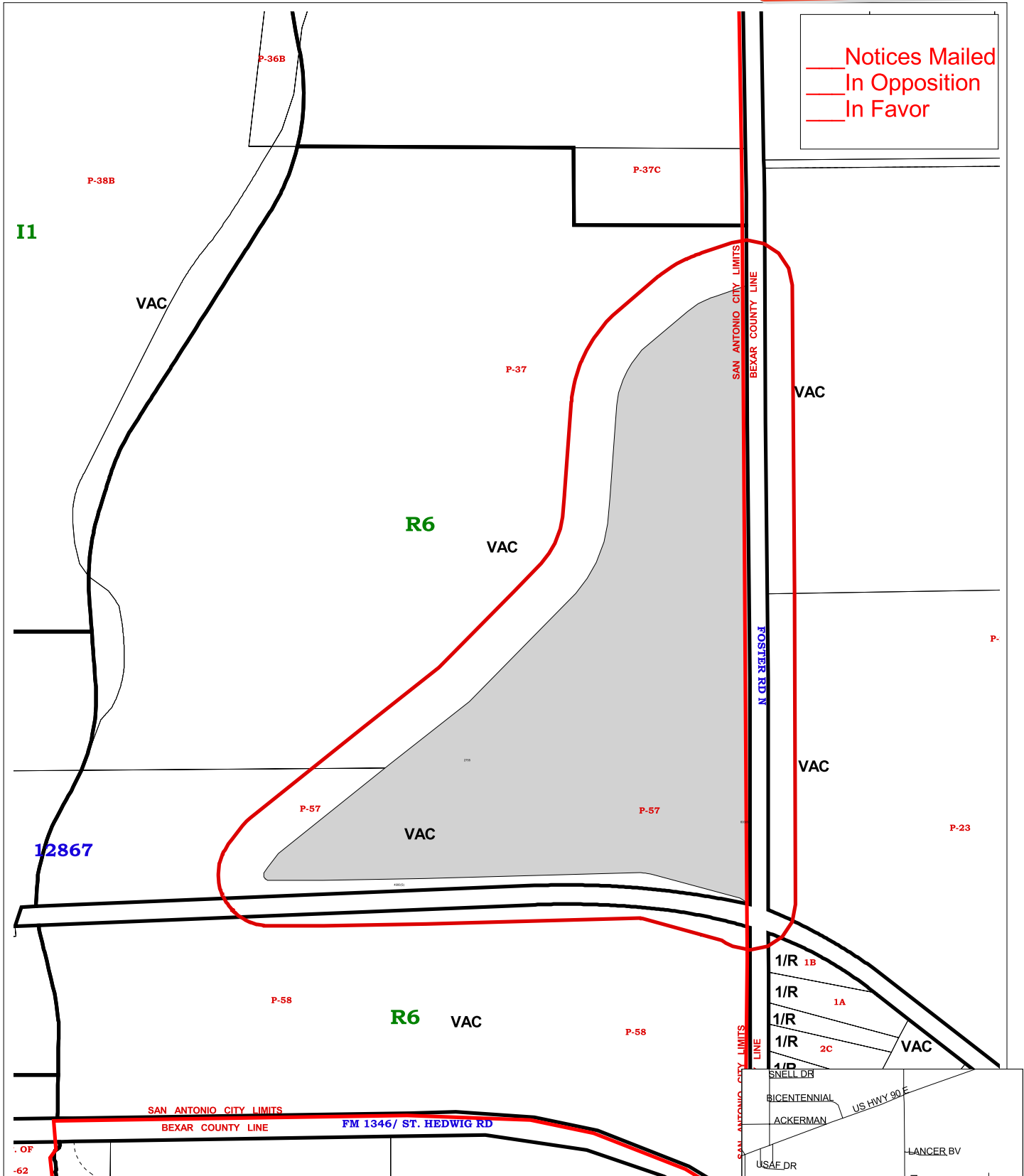
Traffic Impact: A Level One Traffic Impact Analysis was prepared for the site. The report recommends that the proposed site be approved.

Staff Recommendation:

Approval The IH 10 East Corridor Perimeter Plan recommends this area for Mixed Use, which includes single family development. The subject property is currently vacant and is adjacent to existing "R-6" zoning to the north, south and west. The proposal is compatible and appropriate for the surrounding area.

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2002-200

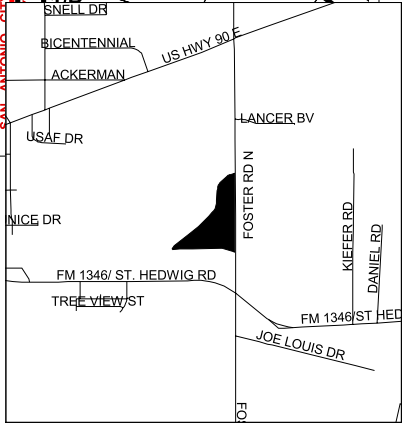
City Council District No. 2
Requested Zoning Change
From: "R-6" To: "R-4"
Date: OCT 15, 2002
SCALE: 1" = 600"

Subject Property

 200' Notification



T-12
D-5
p. 619



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CASE NO Z2002201

FINAL

Date: October 15, 2002

Council: 1

Ferguson: 616 E7

Case Manager: Richard Ramirez 207-5018

Applicant:

James F. Nelson

Owner:

James F Nelson

Zoning Request: Historic "(H) C-3" Commercial District to Historic "(H) IDZ" Infill Development Zone with those uses permitted in "C-2" Commercial District and "RM-6" Residential Mixed District.

Property: Lot 4 and 5, Block 1, NCB 932

104 Adams Street

Proposal: To allow property to maintain its commercial status and also allow for a single family residence.

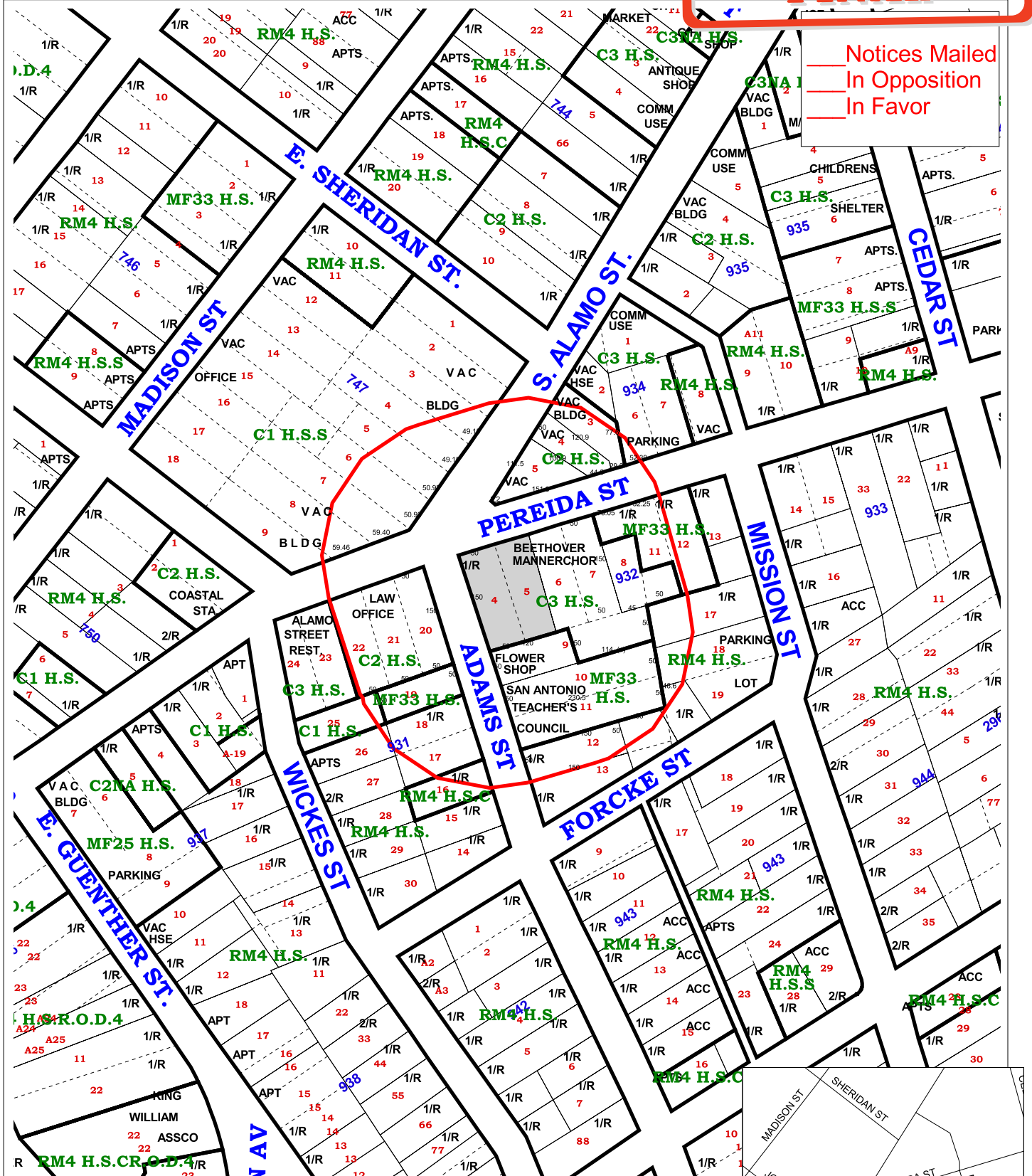
Neighborhood: King William NA

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Denial, pending Plan Amendment of the Downtown Neighborhood Plan by applicant. The proposal does not conform to the South Riverbend Plan (adopted 1988) was superceded by the 1999 Downtown Neighborhood Plan. This Plan encourages the continued use of existing residential structures, and the establishment of new business along the primary commercial corridors (S. Alamo Street, St. Mary's Street). The land use plan in the Downtown Plan identifies this parcel as residential. The Downtown Neighborhood Plan (South Neighborhood) identifies the desire to maintain the residential and historic character, conserve housing structures for residential use.

FINAL



ZONING CASE: Z2002-201

City Council District No. 1
Requested Zoning Change
From: "C-3" To: "IDZ"
Date: OCT. 15, 2002
SCALE: 1" = 200"

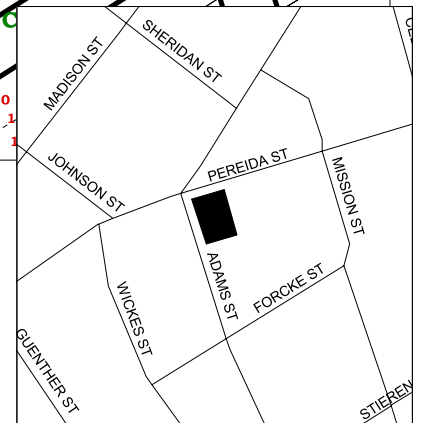
Subject Property

200' Notification

T-17
E-7
P. 616



C:\OCT_15_02b.apr



CASE NO Z2002202 C

FINAL

Date: October 15, 2002

Council: 5

Ferguson: 650 D3

Case Manager: David Arciniega 207-5876

Applicant:

Rebecca M. Ramirez

Owner:

Rebecca M. Ramirez

Zoning Request: "R-6" Residential Single Family District to "R-6 C" Residential Single Family District with a Conditional Use for a day care center.

Property: Lot 4, Block 3, NCB 6721
102 Octavia Place

Proposal: To permit a day care center

Neighborhood: Thelka NA

Traffic Impact: A traffic impact analysis is not required.

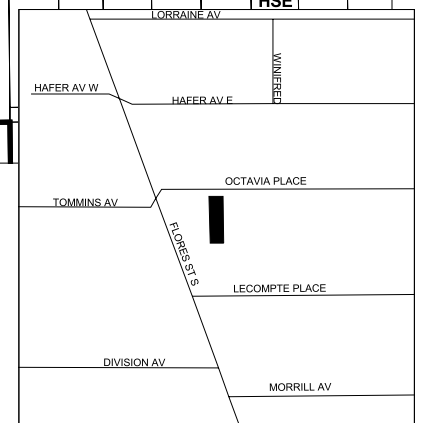
Staff Recommendation:

Approval The South Central San Antonio Community Plan recommends this location for Low Density Residential Use. The subject property is located at the perimeter of a single-family subdivision, near South Flores Street, across from St. Leo's Catholic School. The subject property has existing "C-2" zoning to the west and is adjacent to a single-family subdivision. Staff recommends the following condition: 1. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



200' Notification



CASE NO Z2002209

FINAL

Date: October 15, 2002

Council: 1

Ferguson:

Case Manager: Christine Vina 207-7815

Applicant:

City of San Antonio

Owner:

Multiple property owners

Zoning Request: To designate those properties generally located between South St. Mary's and South Presa, south of S. Alamo St., to the MKT Railroad: and properties along the east side of S. Presa Street, south of Leigh Street to MKT Railroad as "NCD-1" Neighborhood Conservation Overlay District 1.

Property: Those properties generally located between South St. Mary's and South Presa, south of S. Alamo St., to the MKT Railroad: and properties along the east side of S. Presa Street, south of Leigh Street to MKT Railroad

Neighborhood:

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. Develop criteria and procedures for infill development, which will enhance the character of neighborhoods. This will protect and enhance the existing building and streetscape character on these commercial corridors.

